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STREET ADDRESS: 209 1/2 Red Mesa Hys GRAND JUNCTION 81503  
PARCEL #: 2945-163-27-002

PETITION FOR ANNEXATION  
[100% PETITION]

The undersigned, being the record owner(s) of the territory hereinafter proposed to be annexed to the City of Grand Junction, Colorado, hereby petition(s) the City Council to annex to the City of Grand Junction the territory described in Exhibit A, which is incorporated herein by this reference, to the City of Grand Junction.

In support of their petition, Petitioners allege that:

1. It is desirable and necessary that the described territory be annexed to the City.
2. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; a community of interest exists between the territory proposed to be annexed and the City; the territory proposed to be annexed is urban or will be urbanized in the near future; the territory proposed to be annexed is integrated or is capable of being integrated with the City;
3. No land within the boundary of the territory to be annexed held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
  - a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way;
  - b. comprising twenty acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation is included within the territory proposed to be annexed without the written consent of the landowner or landowners;
4. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality; the proposed annexation will not have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year;
5. The undersigned comprise the landowners of more than 50% of the territory included in the area proposed to be annexed, exclusive of streets and alleys; and are persons comprising more than 50% of the landowners in the area proposed for annexation and owning more than 50% of the area proposed for annexation, excluding public streets, alleys, and any land owned by the City of Grand Junction.
6. The mailing address of each signer, the legal description of the land owned by each signer, and the date of signing of each signature are all shown on this petition; as a part of this petition is the affidavit of the circulator or circulators of this petition stating that each signature hereon is the signature of the person whose name it purports to be;

7. Accompanying this petition are four (4) prints of an annexation map which complies with C.R.S. 31-12-107(d).

8. That the territory described on Exhibit A is not presently a part of any incorporated municipality;

9. That all of the requirements of §§ 31-12-104 and 105, C.R.S., have been met;

10. The signers of this petition comprise 100% of the land owners of the territory included in the area proposed to be annexed, exclusive of streets and alleys;

11. The description of the perimeter boundary of the territory proposed to be annexed is attached as Exhibit B.

ANNEXOR(s)

By: Mary Ann von Radics  
(Name(s))  
owner  
(Title(s))

Address: 209 1/2 Red Mesa Hts  
Cerand Junction W 81503  
Date: 3-4-97

Status: (Option Holder) (Landowner)

LANDOWNER(s)/PETITIONER(s)  
MAILING ADDRESS

DATE  
SIGNED

LEGAL DESCRIPTION OF  
LANDOWNER(s)/PETITIONER LAND  
See Exhibit A

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO

)

) ss.

COUNTY OF MESA

)

Mary Ann von Radics, being duly sworn, upon oath, states that I have circulated the foregoing Petition and that each of the signatures on said Petition is the signature of the person whose name he/she purports to be.

Mary Ann von Radics  
Signature of circulator

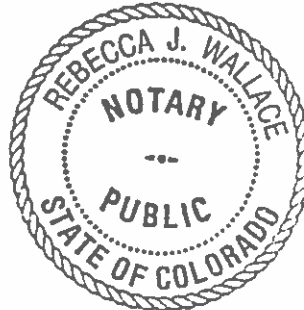
Subscribed and sworn to before me this 4th day of March, 1997.

Witness my hand and official seal.

My Commission expires: 5-1-99

Rebecca J. Wallace  
Notary Public

Address: 359 Main St.  
Windsor, CO 81501



Reception No.  
Recorded at

o'clock M.,

Recorder.

WARRANTY DEED

Grantors(s):

PAUL A. COOPER and LORRAINE HOGAN COOPER

whose address is

2095 WILDWOOD COURT, GRAND JUNCTION, COLORADO 81503

\*County of MESA

, and State of

COLORADO

, for the consideration of

ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100-----

----- dollars, in hand paid, hereby sell(s)

COPY

and convey(s) to:

DOROTHY R. SCHULTZ TRUST OF 1992

whose legal address is 4620 ALTA RICA DRIVE, LA MESA, CALIFORNIA 91941

\*County of MESA

, and State of CALIFORNIA

the following real property, in the

\*County of MESA

, and State of Colorado,

to wit:

TAX SCHEDULE NUMBER: 2945-163-27-002

Lot 2 in

WILLIAM CARPENTER SUBDIVISION,

Mesa County, Colorado.

\*Together with any and all water, water rights, ditches and ditch rights appertaining thereto and used in connection therewith. also known by the street and number as 209 1/2 RED MESA HEIGHTS ROAD, GRAND JUNCTION, COLORADO 81503

with all its appurtenances, and warrant(s) the title to the same, subject to

current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, reservations and easements, and rights of way, existing or apparent, or of record, if any.

Signed this 28th day of June, 1996

\_\_\_\_\_  
PAUL A. COOPER

\_\_\_\_\_  
LORRAINE HOGAN COOPER

STATE OF COLORADO

County of MESA

} ss.

The foregoing instrument was acknowledged before me this

28th day of June, 1996.

BY: PAUL A. COOPER and LORRAINE HOGAN COOPER

My Commission expires 12/18/99

Witness my hand and official seal.

\*If in Denver, insert "City and"

\_\_\_\_\_  
Cynthia M. Hawkins

Notary Public